

From: Salinas, Nathan <Nathan.Salinas@berkeleybuildingco.com>
Sent: Monday, December 15, 2025 5:00 PM
To: Shelly Tilton <stilton@staridaho.org>
Subject: City of Star - CIP and Proposed Impact Fees - Comment Letter

Mayor and Council Members,

Thank you for the opportunity to provide input on Star's Capital Improvement Plans and the associated impact fee analysis and proposal. I fully recognize the importance of impact fees in supporting infrastructure and managing growth; however, I have great concerns regarding the current timeline for adoption and the limited opportunity for meaningful stakeholder engagement and assessment.

The proposed increases are substantial and will have far-reaching implications for housing affordability, project feasibility, and the long-term development of the Star community. These decisions deserve careful consideration, transparency, and dialogue to ensure they serve the best interests of the City, residents and the building community.

As I continue to work through a meaningful review of the analysis and proposal, I respectfully request the following:

- **A delay in adoption to allow adequate time for stakeholder input and thorough analysis.**
- **Clarification of key assumptions, including cost estimates, Level of Service standards, credit calculations, and confirmation of components that qualify as Impact-Fee Eligible.**

Additional review time will help ensure that the final proposal is fair, transparent, and workable—one that supports the City's goals while balancing the needs of the building community and other stakeholders.

Thank you for your consideration and commitment to an inclusive process.

Nathan

Nathan Salinas

Land Acquisition Manager

O: 208-995-2885 D: 208-866-5597